

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**May 2, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Drake, Magallon

ABSENT: Araiza and Mestler

APPROVAL OF MINUTES:

(Alberdi/Drake) (3-0-0-2) Approve the minutes of March 7, 2005.

The minutes of January 10, 2005 and April 4, 2005 were continued due to lack of quorum from those meetings.

PUBLIC HEARING:

1. DRC-05-26
Nickie Investments Inc.
1655 Broadway
Chula Vista, CA
Construct a new 4,650 square foot retail building on a vacant portion of the Somerset Plaza shopping center.
Project Manager: Michael Walker, Associate Planner
Action: (Alberdi/Drake) (3-0-0-2) Approve as presented.

2. DRC-05-09
Jose Mayorquin
259 Quintard Street
Chula Vista, CA
Construction of (3) three-story townhouse units on 8,192.5 sq. ft. that will be vacant following the demolition of a single family dwelling.
Project Manager: Ann Pease, Associate Planner
Action: (Alberdi/Magallon) (3-0-0-2) Approve as presented taking into consideration the DRC's recommendations about alternative plant material.

PRELIMINARY REVIEW:

3. DRC-05-20

Voit Development
Chula Vista Commerce Center
3513 – 3517 Main Street
Chula Vista, CA

The proposal is to build six new industrial buildings ranging from 15,000 sq. ft. to 72,000 sq. ft.

Project Manager: Ann Pease, Associate Planner

Action: None taken. The Committee had concerns with the following:

- Large building should be articulated on the backside. Suggested pushing the large building back splitting it in half between the easement and then pushing the smaller buildings towards the front.
- Concern about the landscape plan not being creative. Recommended using 24-inch boxed trees rather than the 15-gallon being proposed. Alternative taller shrubs should be considered to bring the building more in scale. Tree palette should be varied to include species that are softer in texture and have more color.

ADJOURNMENT:

At 5:35 p.m. to a regular meeting on Monday, May 16, 2005 4:30 p.m. in Council Chambers.